

CLARIFICATION LOG

Tender:	Moorfield Road Open Space Improvement Project for Carn Brea Parish Council
Tender Reference:	Notice identifier: 2026/S 000-080377 Procurement identifier (OCID): ocids-h6vhtk-06ea97
Published Date:	28th of September 2026 - Updated 1st October 2026
Version number:	2

Number	Clarification	Response	Reply date
1	Temporary car park. The works include a temporary car park and drawing ML2535_MLOC_DR_L_0003 shows its extent, but the parking line in the Phase 1 bill carries no quantity. How should it be priced, in which phase does it sit, and are removal and reinstatement included?	<i>The temporary car park shown on drawing ML2535_MLOC_DR_L_0003 is required as part of the Works; however, the precise timing of its implementation has not yet been confirmed and will be coordinated with the associated building contract.</i> <i>For tender purposes, Tenderers are to include for the provision of the temporary car park based on the extent shown on the drawings and shall assume that it will be required during Phase 1.</i> <i>Tenderers should include a price for a complete temporary works package.</i> <i>The Employer reserves the right to determine the final timing and duration of the temporary car park following appointment and coordination with the building contractor.</i> <i>Any significant change to the tender basis arising from a subsequent Employer instruction regarding the timing, duration or extent of the temporary car park will be dealt with in accordance with the Contract provisions.</i>	19-09-26
2	Programme dates. Section 4 states the programme runs to 31 January 2027, while the timetable and the Find a Tender notice give Phase 1 completion as 26 February 2027. Which governs?	<i>The Completion date is the 26th February 2027 and this has been updated.</i>	19-09-26

3	Phase 2 price validity. Tenders are valid for 90 days but Phase 2 has no start date and depends on grant funding. For how long must Phase 2 rates be held, and will fluctuation be allowed if the start slips beyond that?	<i>For the purpose of this tender, the Council will assess the award based on the quotation provided for Phase 2 of the project, however the Council accepts that due to any delay in funding and the commencement of Phase 2 of the project, that the quotation may change and can be revisited.</i>	19-09-26
4	Play area safety surfacing. The schedule gives 15 m2 for the nest swing, 35 m2 for the stepping poles and 8 m2 per stump, and a minimum space of 85 m2 for the clamber stack with no surfacing figure. The bill provides 134 m2 of reinforced grass (P5). Please confirm whether 134 m2 is the design quantity to be priced, or whether bidders should price to the manufacturer's recommended areas. Please also confirm the surfacing specification and the critical fall height it must achieve.	<i>The quantity of reinforced grass surfacing to be priced is the quantity stated within the Bill of Quantities, namely 134m² (P5).</i> <i>Bidders should base their pricing on the tender documentation provided and should not amend quantities based on their own assessment of manufacturers' recommended surfacing extents unless specifically instructed otherwise within the contract documents.</i> <i>The reinforced grass surfacing shall be provided in accordance with the specification contained within the tender documentation and shall satisfy the impact attenuation requirements associated with the play equipment for which it is intended.</i> <i>Where critical fall height requirements are governed by the selected play equipment, the contractor shall ensure that the proposed surfacing system is suitable for the relevant critical fall height and complies with the applicable standards and manufacturer's recommendations.</i>	19-09-26
5	PE.03 wide embankment slide. The schedule asks for a 1.25 m to 1.5 m chute. The named product and, as far as we can establish, the standard market range are limited to 1.0 m. Please confirm an acceptable width, and the platform height required given the slide sits on a formed mound.	<i>Bidders should base their submissions on the named product or an approved equivalent meeting the performance and design intent of the tender documentation.</i>	19-09-26
6	PE.10 stumps. The named supplier cannot produce 270 mm diameter stumps in oak and proposes robinia or sweet chestnut. Please confirm this is acceptable.	<i>Bidders should base their submissions on the named product or an approved equivalent meeting the performance and design intent of the tender documentation.</i>	19-09-26
7	PE.13 stepping boulders. Please confirm locally sourced natural granite boulders are acceptable in lieu of the named	<i>Bidders should base their submissions on the named product or an approved equivalent meeting the performance and design intent of the tender documentation.</i>	19-09-26
8	Steel shoes. The drawings note "steel shoe recommended" against several items. Please confirm whether these are to be priced as required, or are optional.	<i>Where the drawings note that a "steel shoe [is] recommended", this should be interpreted as a requirement for tender pricing purposes.</i> <i>Bidders are to include steel shoes to all items where indicated on the drawings and schedules. The steel shoes shall form part of the complete installation and be appropriate for the ground conditions, durability requirements, and the manufacturer's recommendations.</i> <i>Tender submissions should therefore allow for the provision and installation of all steel shoes identified within the contract documents.</i>	19-09-26

9	Substitution. The Playequip items are specified "or similar approved", but the Handmade Places sensory totems and talk tube and the mmcite furniture are named without that qualifier. May equivalents be offered against those items?	<i>Bidders should base their submissions on the named product or an approved equivalent meeting the performance and design intent of the tender documentation.</i>	19-09-26
10	Post-installation inspection. Is an independent post-installation inspection to BS EN 1176 within the contractor's scope?	<i>An independent post-installation inspection of the completed play equipment and associated safety surfacing is included within the Contractor's scope.</i> <i>The inspection shall be undertaken by a suitably qualified and independent play inspection body following completion of the installation and prior to practical completion/opening for use.</i> <i>The inspection shall confirm compliance with the relevant requirements of BS EN 1176 and BS EN 1177, together with the manufacturer's installation requirements.</i> <i>The Contractor shall allow for all costs associated with the inspection, including any attendance, reports, certification and the rectification and re-inspection of any defects or non-compliances identified.</i>	19-09-26
11	11kV cable. The utility survey traces an 11kV route across the open space. Where the works cannot avoid it, who carries the cost of protection, diversion or network operator standby?	<i>The utility survey information has been provided for information only and should be reviewed by bidders in conjunction with the remainder of the tender documentation.</i> <i>Bidders are deemed to have allowed for working in the vicinity of existing services and for undertaking all necessary investigations, safe systems of work and protective measures required to execute the Works.</i> <i>Where existing apparatus is identified and the Contractor's proposed construction methodology would require protection, support, temporary measures, trial holes, permits, supervision or standby attendance by the relevant network operator, such costs shall be deemed included within the Contractor's tender unless expressly identified elsewhere in the Contract.</i> <i>Any instruction requiring the diversion or permanent alteration of existing statutory undertakers' apparatus that cannot reasonably be avoided by the Contractor's methodology will be treated as a Compensation Event/Variation and valued in accordance with the Contract provisions. Such works shall not be undertaken without prior written instruction from the Employer.</i> <i>Bidders should identify any assumptions or exclusions relating to utility diversions within their tender submission.</i>	19-09-26
12	Unforeseen services and ground. The utility survey could not complete one area because of dense vegetation and records possible land drainage and buried manholes, and the surveys date from 2023. How is unforeseen ground risk allocated, and is there a provisional sum?	<i>There is no provisional sum for unforeseen services or ground conditions. Tenderers should allow for all reasonably foreseeable conditions based on the information provided. Any genuinely unforeseeable conditions encountered during the Works will be administered in accordance with the Contract provisions.</i>	19-09-26

13	Tree protection. The bill allows 20 m2 of Cellweb root protection. Is that the full extent of no-dig construction, is there an arboricultural report and tree protection plan to BS 5837, and are any trees subject to a preservation order?	<i>No arboricultural report, arboricultural method statement or BS 5837 tree protection plan has been issued with the tender documents. Tenderers should price the works based on the information provided, including the 20m² allowance for Cellweb root protection. There are no TPO in place. A tree inspection report with associated remedial works has been completed and is currently valid which can be shared with the contractor upon award.</i>	19-09-26
14	Drawing references. The demolition section refers to M651_MLOC_DR_L_1000 and 1001, while the issue sheet lists ML2535_MLOC_DR_L_1000 and 1001. Please confirm which govern.	<i>This is a typo please use ML2535_MLOC_DR_L_1000 and 1001</i>	19-09-26
15	Contract and payment. What form of contract is proposed, and what are the retention percentage, payment terms and valuation intervals? Is a bond or parent company guarantee required?	<i>The Contract is a standard JCT minor works for phase 1 and JCT Intermediate contract for phase 2.</i> Retention percentage: <i>As contract default - 5% withheld from each interim payment, half of retention is released after practical completion, leaving 2.5% held until the end of the 3 month rectification period.</i> Valuation intervals: <i>Interim valuations on monthly intervals prior to practical completion. After practical completion valuations become bi-monthly until final account is agreed - or unless an alternative milestone is agreed at the start to release the retainer.</i> Payment terms: <i>Due Date: Payment becomes due on interim valuation date (or alternative if stated in contract).</i> <i>Payment Notice: The employer or contract administrator must issue a payment notice specifying the sum due within 5 days of the due date.</i> <i>Final Date for Payment: Typically 14 days from the due date.</i> <i>Pay Less Notice: If the employer intends to pay less than the stated amount, a "pay less" notice must be issued before the final date for payment.</i> <i>A bond or parent company guarantee is not required.</i>	19-09-26
16	CDM. Please confirm the Principal Designer appointment and who issues the F10, given the contractor is named Principal Contractor.	<i>Mei Loci are the designers and therefor the default Principle Designer - although we are not reappointed for the construction phase of works.☐</i>	19-09-26
17	Sub-contractors. Section 6 requires prior agreement to sub-contract. Will specialist trades named at tender, asphalt surfacing and play equipment installation, be treated as pre-approved on award?	<i>Specialist subcontractors identified within the successful tender and accepted during tender evaluation (including play equipment installers and asphalt surfacing specialists) will be deemed accepted in principle. Formal subcontract approval procedures under the Contract will still apply following award.</i>	19-09-26
18	Bill return format. Please confirm the priced bill should be returned as the xlsx published with the notice rather than as a PDF.	<i>The priced Bill of Quantities is to be returned as the issued Excel (.xlsx) workbook. A PDF submission is not required and will not be used in place of the completed Excel file for tender evaluation.</i>	19-09-26

19	Would you be able to clarify item FE3 - is this what it says - an existing fence that just needs checking for any repairs or does it need replacing with new.	<i>Yes that is correct- it is a rate to assess the condition, check for repairs and make any recommendations.</i>	30-09-26
20	Request for a copy of the SI Report for the site, required to obtain quotes for the removal of excavated material from site.	<i>The full set of drawings can be found within the specification documents link below. https://www.carnbreaparcouncil.gov.uk/Current_Quotations_and_Tenders_52635.aspx</i> <i>With regard to the site investigation report, I have checked with the Parish Council and can confirm that there is no existing report available.</i> <i>The proposals have been developed on the basis that soil and subsoil arising from the path construction can be reused within the proposed earthworks. This assumption may need to be reviewed should any future site investigation identify ground conditions that would affect the proposed works.</i>	01-10-26

Clarifications will be published against the Contract Notice on Find a Tender and Contracts Finder.

If interested in tendering for this project please ensure you add a "watch this notice" for alerts as from time to time additional information or clarifications may be published related to this tender. It will be the responsibility of Bidders to ensure they are aware of all published clarifications and ensure that their bid has taken these into account.

In the event of any queries please contact: nmaley@meiloci.co.uk